

TEXAS TRANSPORTATION COMMISSION

JOHNSON County

MINUTE ORDER

Page 1 of 1

FORT WORTH District

In the City of Burleson, Johnson County, on SH 174, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 371, at Page 12, of the Deed Records of Johnson County, Texas.

A portion of the easement, which portion encumbers the real property described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

TPEG FRE Burleson, LLC, a Texas limited liability company, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$20,787.

The commission finds \$20,787 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

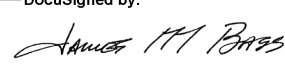
IT IS THEREFORE ORDERED by the commission that the easement interest in the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to TPEG FRE Burleson, LLC, a Texas limited liability company, for \$20,787.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC

Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547B4BD...

Executive Director

115917 Dec 10, 2020

| | |
|--------|--------|
| Minute | Date |
| Number | Passed |

DESCRIPTION

BEING 0.1339 ACRES OF LAND IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, IN THE H.G. CATLETT SURVEY NO. 16, ABSTRACT 178, AND BEING PART OF 30' EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOLUME 371, PAGE 12 OF DEED RECORD, JOHNSON COUNTY, TEXAS, AND ALSO BEING PART OF LOT 14, BLOCK 3, OF LAKEWOOD PHASE 4 MOUNTAIN VALLEY COUNTRY CLUB ESTATES ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 543, OF PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND WITH YELLOW CAPPED MARKED "CARTER & BURGESS" IN THE SOUTHEASTERLY LINE OF STATE HIGHWAY NO. 174 (A VARIABLE RIGHT-OF-WAY), SAID POINT BEING THE NORTH CORNER OF LOT 1, BLOCK 3 OF LAKEWOOD PHASE 1 MOUNTAIN VALLEY COUNTRY CLUB ESTATES ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 304-305, OF PLAT RECORDS, JOHNSON COUNTY, TEXAS, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID LOT 14, BLOCK 3;

THENCE NORTH 34°17'00" EAST, ALONG SAID SOUTHEASTERLY LINE OF HIGHWAY NO. 174, A DISTANCE OF 72.75 FEET TO THE POINT OF BEGINNING, WITH A SURFACE COORDINATES OF N6867116.982, E2318226.406;

THENCE NORTH 34°17'00" EAST, CONTINUING ALONG SAID SOUTHEASTERLY LINE OF HIGHWAY NO. 174, A DISTANCE OF 37.04 FEET TO A POINT FOR CORNER;

THENCE SOUTH 19°48'00" EAST, AND DEPARTING THE SAID SOUTHEASTERLY LINE OF HIGHWAY NO. 174, A DISTANCE OF 210.90 FEET TO A POINT FOR CORNER;

THENCE SOUTH 70°12'00" WEST, 17.18 FEET TO A POINT IN THE COMMON LINE OF SAID LOTS 1 AND 14 FOR CORNER;

THENCE NORTH 45°53'30" WEST, AND ALONG THE SAID COMMON LINE A DISTANCE OF 29.16 FEET TO A POINT FOR CORNER;

THENCE NORTH 19°48'00" WEST, DEPARTING THE SAID COMMON LINE FOR A DISTANCE OF 162.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,833 SQUARE FEET OR 0.1339 ACRES OF LAND, MORE OR LESS.

Colin J. Henry 10/03/20

Colin J. Henry, RPLS, Registered Professional
Land Surveyor No. 5230



NOTES:

BASIS OF BEARINGS:

Bearings are based on the Southwest line of Lakewood Phase 4 ADDITION, as recorded in Volume 8, Page 543 of Plat Records of Johnson County, Texas.

Controlling monuments are noted (C.M.)

A legal description of even date herewith accompanies this plat.

Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83).
SAF = 1.00012

EXHIBIT "A"

TRACT 20-22, PART 1

DRAINAGE EASEMENT ABANDONMENT

5,833 SQUARE FEET

PART OF 30' EASEMENT
VOL. 371, PG. 12

CITY OF BURLESON, JOHNSON COUNTY, TEXAS

DRAWING:
2008

SCALE:
1"=60'

DATE:
10/2/20

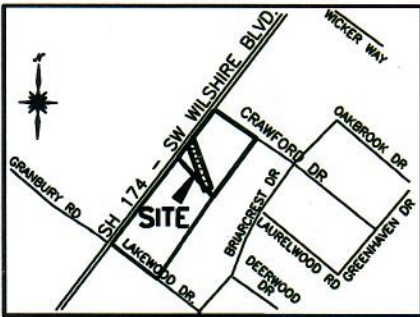
DMC HENRY LLC

Texas Engineering Firm Number F-21874
Texas Surveying Firm Number 10194594

&

MORI'S ENGINEERING INC.

PH: 972-816-2626 moriakhoan@yahoo.com



LOCATION MAP

FIR 5/8" W/YELLOW CAPPED
MARKED "CARTER & BURGESS"

N6867329.936
E2318374.433

CRAWFORD DRIVE
(50' R.O.W.)
N56°03'07"W 215.39'

30 0 30 60
SCALE 1" = 60'

STATE HIGHWAY NO. 174
(VARIABLE WIDTH R.O.W.)
VOL. 8, PG. 543
P.R.J.C.T.

LOT 14, BLOCK 3

LAKEWOOD, PHASE 4
MOUNTAIN VALLEY
COUNTRY CLUB ESTATES
VOL. 8, PG. 543
P.R.J.C.T.

TRACT 20-22, PART 1
EASEMENT TO
THE STATE OF TEXAS
VOL. 371, PG. 12
(5,833 SF)

POINT OF
BEGINNING

N6867116.982
E2318226.406

797 FEET TO CONC.
AT HWY. STA. 521+70
CL. 30' EASEMENT
HWY. STA. 513+93
CL. 30' EASEMENT

POINT OF
COMMENCING

N6867057.170
E2318184.809

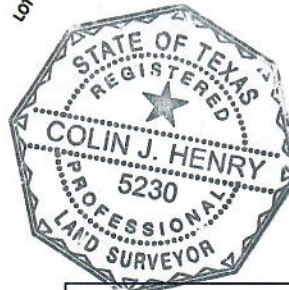
LOT 1, BLOCK 3
LAKEWOOD, PHASE 1
MOUNTAIN VALLEY
COUNTRY CLUB ESTATES
VOL. 8, PG. 304-305
P.R.J.C.T.

TRACT 20-22,
PART 2

N6866902.285
E2318341.966

BLOCK 3

LAKEWOOD, PHASE 4
MOUNTAIN VALLEY
COUNTRY CLUB ESTATES
VOL. 8, PG. 543
P.R.J.C.T.



Colin J. Henry
10/03/2020

NOTES:

BASIS OF BEARINGS:
Bearings are based on the Southwest line of Lakewood Phase 4
ADDITION, as recorded in Volume 8, Page 543 of Plat Records of
Johnson County, Texas.

Controlling monuments are noted (C.M.)

A legal description of even date herewith accompanies this plat.

Coordinates shown hereon are referenced to the Texas State Plane
Coordinate System, North Central Zone (4202), North American
Datum of 1983 (NAD83).
SAF = 1.00012

EXHIBIT "A"
TRACT 20-22, PART 1
DRAINAGE EASEMENT ABANDONMENT
5,833 SQUARE FEET
PART OF 30' EASEMENT
VOL. 371, PG. 12
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

DRAWING:
2008

SCALE:
1"=60'

DATE:
10/2/20

DMC HENRY LLC
Texas Engineering Firm Number F-21874
Texas Surveying Firm Number 10194594

&

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